

## Holland Street, Kensington, L7



**For Sale - £235,000 Offers in Excess of**

### Key Features

- 4 Bedroom 1 Bathroom Semi-Detached House
- EPC Rating: C
- No Onward Chain, Offering a Smooth and Speedy Purchase
- Contemporary Open Plan Kitchen Diner with French Doors to Garden
- Convenient Downstairs W.c.
- Generously Sized Lounge with Large Windows Allowing Abundant Natural Light
- Four Well-Proportioned Bedrooms, Including a Luxurious Loft Conversion
- Modern Bathroom with Bath and Overhead Shower
- Expansive Rear Garden Accessed Via the Kitchen Diner, Complemented by a Charming Front Lawn
- Just a 10-Minute Drive to the City Centre
- Only a 1-Minute Walk to the Popular Newsham Park
- Excellently Situated Amongst a Wealth of Amenities

### Further Details

- Tenure: Freehold
- No. of Floors: 3
- Floor Space: 91 square metres / 984 square feet
- Council Tax Band: B
- Local Authority: Liverpool City Council
- Outside Space: Front Garden, Back Garden
- Heating/Energy: Electric Heating, Double Glazing
- Appliances/White Goods: Electric Cooker, Electric Oven

### Description

Brought to the market by Atlas Estate Agents, this beautifully presented semi-detached house on the ever-popular Holland Street in Kensington, L7, is an ideal opportunity for those seeking a spacious and stylish family home in a highly convenient location. Offered with no onward chain, it promises a smooth and speedy purchase.

Arranged over three generously proportioned floors, the accommodation seamlessly blends contemporary design with practical family living. Upon entry, you are welcomed by a bright and spacious reception room, where large windows flood the space with natural light, creating a warm and inviting atmosphere.

The heart of the home lies to the rear, where a modern open plan kitchen diner features sleek finishes and ample space for both cooking and entertaining. French doors open directly onto the expansive rear garden, making it perfect for alfresco dining or children's play. A convenient downstairs W.C. adds further practicality to the ground floor.

Upstairs, the property boasts four well-proportioned bedrooms, including a luxurious loft conversion that offers flexibility as a principal suite, guest room, or home office. The family bathroom is smartly appointed with a bath and overhead shower.

Externally, the property enjoys both a charming front lawn and a large rear garden, ideal for families and keen gardeners alike. Perfectly positioned just a ten-minute drive from Liverpool city centre and only a one-minute walk from the green spaces of Newsham Park, it is excellently situated amongst a wealth of amenities, schools, and transport links.

This is a truly delightful home offering space, style, and convenience in abundance.

## Additional Images



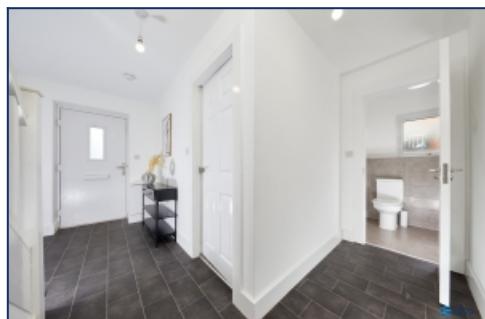
Bedroom 4



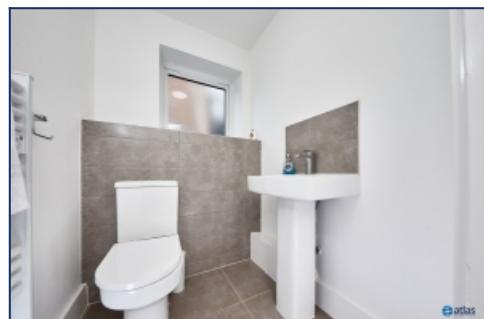
Kitchen/Diner



Entrance Hallway



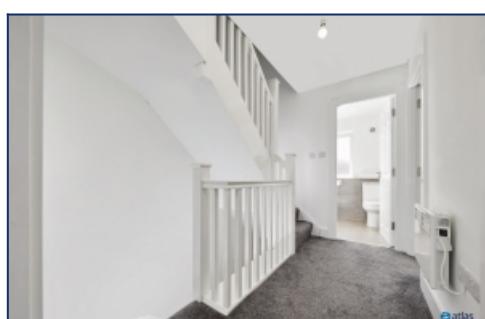
Entrance Hallway



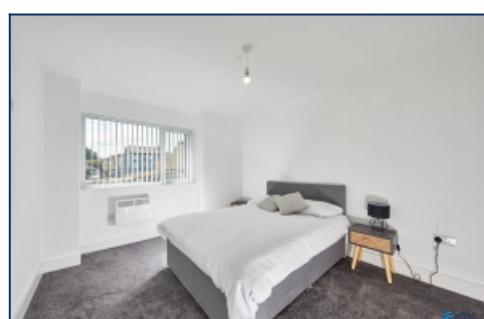
Downstairs W.c.



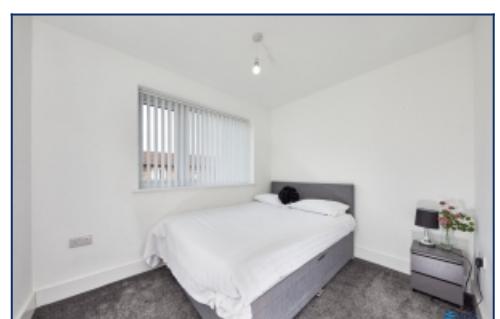
Kitchen



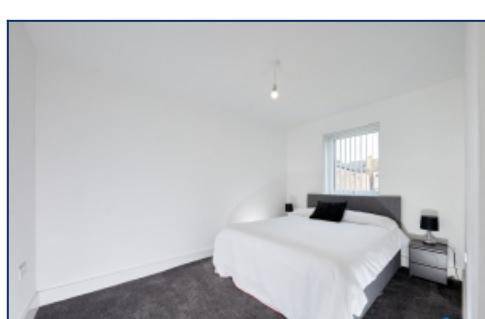
Landing



Bedroom 1



Bedroom 2



Bedroom 3

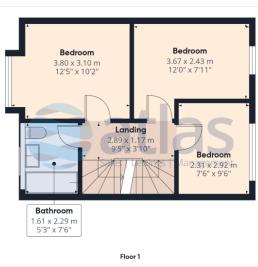


Rear Elevation And Garden



Rear Garden

## Floor Plans



Approximate total area<sup>(1)</sup>

97.90 m<sup>2</sup>  
 105'10" x 11'1"

Reduced bathroom  
 Below 1.5 m<sup>2</sup>  
 35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bathroom  
 Below 1.5 m<sup>2</sup>  
 35 ft<sup>2</sup>

Calculation reference: 97.90 m<sup>2</sup>  
 (1) Standard measurements are approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GRIMFIRE 360

Tel: 0151 727 2469  
 Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,  
 Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk  
 Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.